

Town of Parma Planning Board

November 15, 2021

Members Present:

Chairman:

Tod Ferguson

Executive secretary:

Mark Lenzi

Mark Acker

Ray Wenzel

Mike Reinschmidt

Daryl Maslanka

Public Present: Kris Schultz

The meeting was called to order at 7 pm by Chairman Ferguson.

There were no meeting minutes from the November 4, 2021, meeting to review.

CONTINUING BUSINESS

Wilder Road Subdivision Section 10

34 units

Wilder Road

Kris reviewed with the Board the plans for Section 10. There have been a few changes. They are still calling for 17 double family (34 units), single story units on a cul-de-sac. They have removed the island in the middle of the cul-de-sac as requested. The fire hydrant has been moved at the request of the Hilton Parma Fire Chief. The emergency access road will have a gate on the Wilder Roadside with 2 lock boxes, one for Hilton Parma and one for the North Greece Fire Department. Kris stated that the leasing agreement will have a notation that there is to be no parking of any type of vehicles on the emergency access road. There will be no parking signs posted on the road as well. The homes will have varied colors and decorative architecture so that they are not all the same. There will be landscaping along Wilder Road likely with pine trees. They have increased the length of the driveways so that 2 cars will be able to fit on each one. The homes though attached will all be on their own lot.

Kris stated that since the original approval of this project, the Town Codes have changed. This is now zoned high density. He also stated that the Board has had previous projects where an emergency access road has been approved.

The Board asked if Kris had discussed with the project owner their request to see townhomes on the Wilder Roadside with single family homes on the other side of the cul-de-sac road. Kris stated that he had discussed with the builder, who does not want to make any changes to the current plans.

The Board asked again about the traffic study that was submitted. Kris explained that this was done by a traffic engineering company that has years of experience in these types of projects. They did not feel that they needed to do an actual traffic study and through their years of experience and research there will be no traffic impact on Wilder Road or within the subdivision. He again stated that these will be marketed to age 55 and older.

The Board discussed their concerns and reviewed the Town Code which states that there cannot be more than 20 homes on a cul-de-sac road. Chairman Ferguson polled each member for their thoughts on this. All were not in favor of the going against the Town Code and allow emergency access road to alleviate the requirement of only 20 homes on a cul-de-sac.

Mark Lenzi discussed with the Board that the next steps in the process would be to put this project on the agenda of the next meeting for preliminary/final approval for the next meeting. There has already been a public hearing on this project. The Board wishes again to discuss this project further with the Town Attorney for a final response to this project.

NEW BUSINESS

Fill Permit1 lot176 Collamer Road

Kris explained that the owner of this property is requesting a fill permit so that the current flow of drainage can be redirected to flow into an existing drainage ditch. The property lines of the property are in both the Village of Hilton and the Town of Parma. The owner is planning on developing personal storage unit buildings on this property. The plan will be to excavate the area by the current ditch to have the drainage run east to the ditch rather than north to south.

The Board reviewed the plans as presented. There being no questions or concerns, Mark Acker made a motion to grant a 120-day fill permit to the property at 172 Collamer Road. Seconded by Mike Reinschmidt. Motion carried unanimously 5-0.

There being no further business to discuss, Ray Wenzel made a motion to adjourn the meeting at 7:40 pm. Seconded by Mark Acker. Motion carried unanimously 5-0.

Respectfully submitted,

Diane Brisson, Recording Secretary

Town of Parma Planning Board

Electronically signed